



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday, January 18, 2011 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chairman Phillip Johnston called the meeting to order at 6:37PM. Present with Chairman Johnston were, Vice Chairman Ruthie Wright, Commissioner Jeremy Jordan, Commissioner Gilbert Tamez, Commissioner David Dahl, and Commissioner Ramona Kopchenko. Commissioner Ron Smith was absent.

Staff present was Renae' Ollie, Planning Director, Charles Lee, Senior Planner, Jason Haskins, Assistant Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Dahl gave the invocation and Vice-Chairman Wright led the Pledge of Allegiance.

CITIZENS COMMENTS

Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the December 7, 2010, Regular Meeting.

A motion was made by Commissioner Tamez, and seconded by Vice Chairman Wright, to approve the minutes from December 7, 2010 Regular Meeting, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Action Agenda

1. Consider a recommendation to the City Council regarding a Final Plat for Birmingham Elementary School, Block A, Lot 1 on 14.749 gross acres, generally located north of W. Brown Street and approximately 704 feet east of Westgate Way (700 W. Brown Street).

Mr. Lee stated that the property was never platted, when the elementary school was initially constructed. Recently a building permit was submitted for minor expansion and the Wylie Independent School District agreed to make the property a legal lot of record.

The plat will dedicate the necessary right-of-way for Brown Street improvements and reflect and dedicate utility, fire lane and access easements.

With no questions for the applicant, Ronny Klingbeil, or Staff, a motion was made by Commissioner Jordan, and seconded by Commissioner Dahl, to recommend approval to the City Council regarding a Final Plat for Birmingham Elementary School, Block A, Lot 1 on 14.749 gross acres, generally located north of W. Brown Street and approximately 704 feet east of Westgate Way (700 W. Brown Street). Motion carried 6 – 0.

2. Consider a recommendation to the City Council regarding a Final Plat for Hartman Elementary School, Block A, Lot 1 on 8.201 gross acres, generally located north of W. Kirby Street and east of S. Birmingham Street (501 S. Birmingham Street).

Mr. Lee stated that the property was never platted, when the elementary school was initially constructed. Recently a building permit was submitted for minor expansion and the Wylie Independent School District agreed to make the property a legal lot of record.

The plat will dedicate the fire lane and access easements.

With no questions for the applicant or staff, a motion was made by Commissioner Dahl, and seconded by Vice-Chairman Wright, to recommend approval to the City Council regarding a Final Plat for Hartman Elementary School, Block A, Lot 1 on 8.201 gross acres, generally located north of W. Kirby Street and east of S. Birmingham Street (501 S. Birmingham Street). Motion carried 6 – 0.

3. Consider a recommendation to the City Council regarding a Final Plat for Waterbrook Bible Fellowship, a Worship Facility located on 4.613 acres at 507 Thomas Street.

Mr. Haskins stated that the applicant is developing a single story commercial style building of 7,533 square feet on the 4.62 acre lot for use as a House of Worship in a Single-Family 10/24 Residential zoning district.

The Preliminary Plat was approved by City Council in August 2010. However, the Final Plat differs slightly from the Preliminary Plat due to a change in the right-of-way easement. The Final Plat proposes to extend the easement to the east and move the southern access point to the southeastern edge of the property. This will accommodate Phase II when they get ready to begin construction. The City Engineer and Fire Marshal have reviewed this change and provided no comments or objections.

Commissioner Dahl questioned if there will be access off Lanny Earl Hale Street. Mr. Bryan Rogers, Better Design Resources, P.O. Box 1454, Wylie, applicant for the subject property, stated that the plat proposes forty additional parking spaces, and the hammer-head design at the southeastern edge of the property allows the fire trucks room to turn around within the parking lot. The access for the property will be off Thomas Street only. There is a ditch between Lanny Earl Hale Street and the edge of the property, that is owned by TxDot. There are no plans in the future to have an access off Lanny Earl Hale Street.

A motion was made by Commissioner Jordan, and seconded by Commissioner Kopchenko, to recommend approval to the City Council regarding a Final Plat for Waterbrook Bible Fellowship, a Worship Facility located on 4.613 acres at 507 Thomas Street. Motion carried 6 – 0.

4. Consider and act upon approval of a Site Plan for Zlan Corner Addition, Block A, Lot 2R. Subject property being generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

Mr. Lee stated that the applicant is proposing to develop a single story, 13,000 square foot retail building on the property. The property is zoned Neighborhood Services (NS) District and consists of two lots totaling 1.814 acres in size. In 2005, Zlan Corner Addition was platted on nine acres with four commercial lots. A Replat combining lots 2 & 3 into one single lot is on the current agenda.

The proposed building will be constructed with a combination of stone and split face concrete block with at least 20% stone on the front façade.

With no questions for the applicant or staff, a motion was made by Vice-Chairman Wright, and seconded by Commissioner Tamez, to approve the Site Plan for Zlan Corner Addition, Block A, Lot 2R generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412) subject to approval of a replat combining the two separate lots into one and dedicating fire lane and access easement to accommodate the development of the property. Motion carried 6 – 0.

5. Consider a recommendation to the City Council regarding a Replat for Zlan Corner Addition, Block A, Lot 2R, combining two commercial lots into one on 1.814 acres and dedicating fire lane and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412).

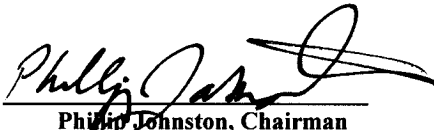
Mr. Lee stated that the proposed Replat will combine Lots 2 and 3 into one lot to accommodate development of retail and other commercial uses on the property. A corresponding site plan is on the current agenda for consideration.

The Replat complies with all applicable technical requirements of the City of Wylie.

With no questions for the applicant or staff, a motion was made by Commissioner Kopchenko, and seconded by Vice Chairman Wright, to recommend approval to the City Council regarding a Final Plat for Zlan Addition, Block A, Lot 2R, combining two commercial lots into one on 1.814 acres and dedicating fire lane, and access easements. The property is generally located on the northeast corner of Country Club Road (FM 1378) and W. Brown Street (FM 3412). Motion carried 6 – 0.

ADJOURNMENT

A motion was made by Vice Chairman Wright, and seconded by Commissioner Dahl, to adjourn the meeting at 7:02PM. All Commissioners were in consensus.


Philip Johnston, Chairman

ATTEST:


Mary Bradley, Administrative Assistant